

Section 2 - Sample Provision Excerpt (Public Preview)

Quorum.
. The presence in person or by proxy at any meeting of the members of a majority of the Class A Voting Members and a majority of the Class B Voting Members, it any, entitled to vote at such meeting shall constitute a quorum and any action may be taken at any meeting of the voting members at which a quorum is present upon the affirmative vote of the

ISSUE #1

MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. 2 (p. 3): Potential Issue for Review: Architectural provisions omit a compliant Homeowners' Energy Policy Statement and the 75-day solar application review workflow mandated by 765 ILCS 165/20 - 30 - look for this language in other governing documents, standalone policies, or amendments that were not included in this review.

Statutory / Legal Reference: 765 ILCS 165/20 & 165/30 (P.A. 102-162)

Statutory Comparison: Under the Illinois Homeowners' Energy Policy Statement Act (765 ILCS 165/20 - 30), associations must adopt a written solar energy policy statement setting forth permissible location, design, and configuration standards that do not reduce solar system production by more than 10%, and must process owner applications within 75 days.

CURRENT WORDING IN DOCUMENT:

Quorum. . The presence in person or by proxy at any meeting of the members of a majority of the Class A Voting Members and a majority of the Class B Voting Members, it any, entitled to vote at such meeting shall constitute a quorum and any action may be taken at any meeting of the voting members at which a quorum is present upon the affirmative vote of the...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

First look for this language in other governing documents, standalone policies/resolutions, or amendments not included in this review. If not already addressed in another document (and if applicable to this community), incorporate: Pursuant to 765 ILCS 165/20 - 30, the Association hereby adopts a Solar Energy Policy Statement permitting the installation of solar energy systems on roofs and lots in...